HOUSING NOW
Edmonton CMA

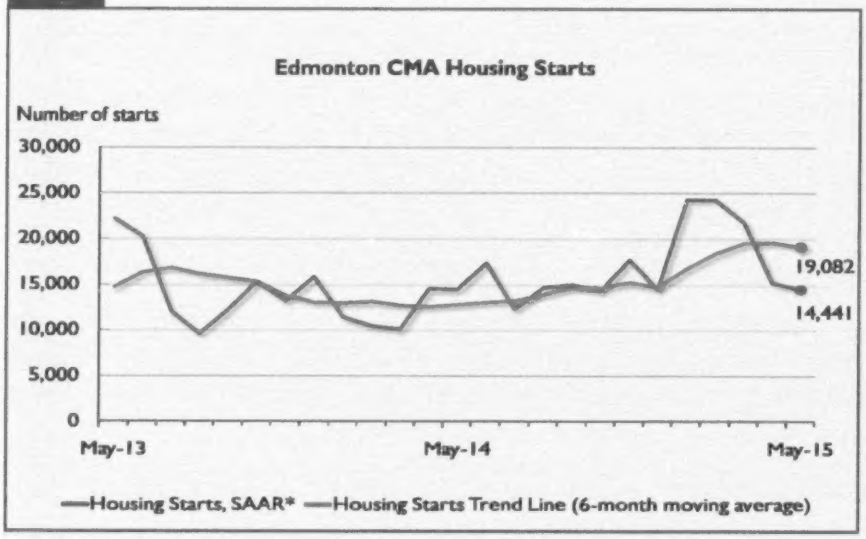
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2015

Highlights

- Actual housing starts flat in May
- Single-detached housing starts increase
- Multi-family housing starts decline

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

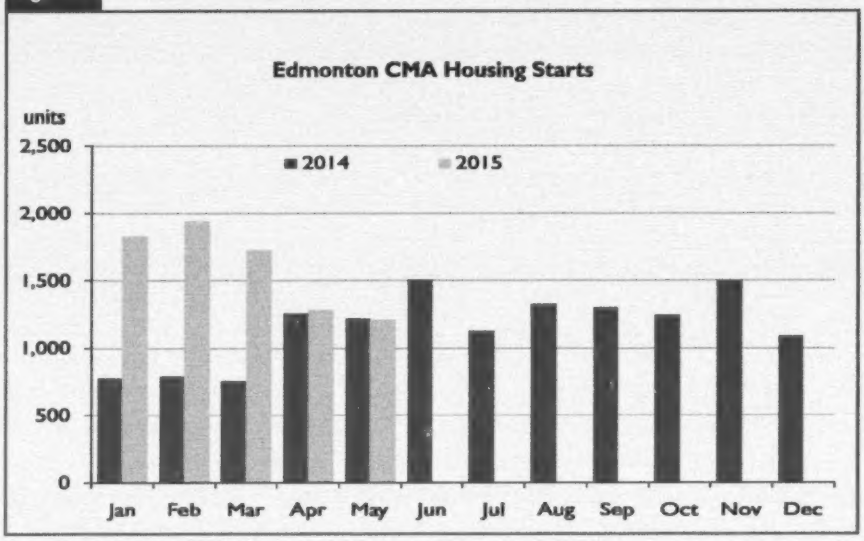
Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 19,082 units in May compared to 19,614 in April. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA were relatively unchanged in May at 1,213 compared to 1,216 in the same month of 2014. An increase in single-detached starts was offset by a decline in multi-family starts. On a year-to-date basis, total housing starts reached 8,004, up 67 per cent from the 4,786 starts during the same period of 2014.

Single-detached housing starts in the Edmonton CMA increased seven per cent year-over-year in May, totalling 539 units. Within the Edmonton city limits, builders poured foundations for 385 single-detached homes, up seven per cent from the 361 started in the same month of 2014. On a year-to-date basis, single-detached housing starts in the Edmonton CMA were up five per cent, rising to 2,467 from 2,357 in the same five months of 2014. However, with weaker economic conditions and a rising number of units under construction, growth in this segment of the market is expected to dissipate over the remaining months of 2015.

Single-detached completions totalled 598 units in May, up 32 per cent from 453 in May 2014. Despite the increase in completions, the number of units under construction moved higher on a year-over-year basis, to 4,367, up from 4,010 in the same period of 2014. The higher number of completions in May led to a rise in inventory. There were

Figure 2

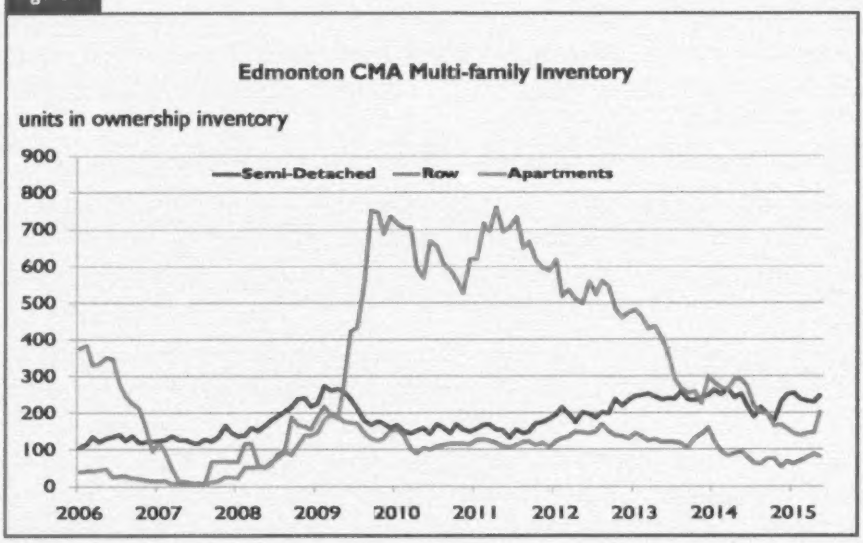


Source: CMHC

608 completed and unsold single-detached units in inventory in May, up from 601 in the previous month and from 605 in the same month of 2014. This marks the first year-over-year increase in inventory since March 2014. The increase was due to a higher number of show homes, which moved from 227 units in May 2014 to 232 in the same month of 2015.

A shift towards higher-end homes continued to push the average single-detached absorbed price up in the Edmonton CMA. The average single-detached absorbed price was $657,640 in May 2015, up 19.8 per cent from the same month of 2014. Homes priced above $700,000 accounted for 25 per cent of absorptions, up from 13 per cent

Figure 3

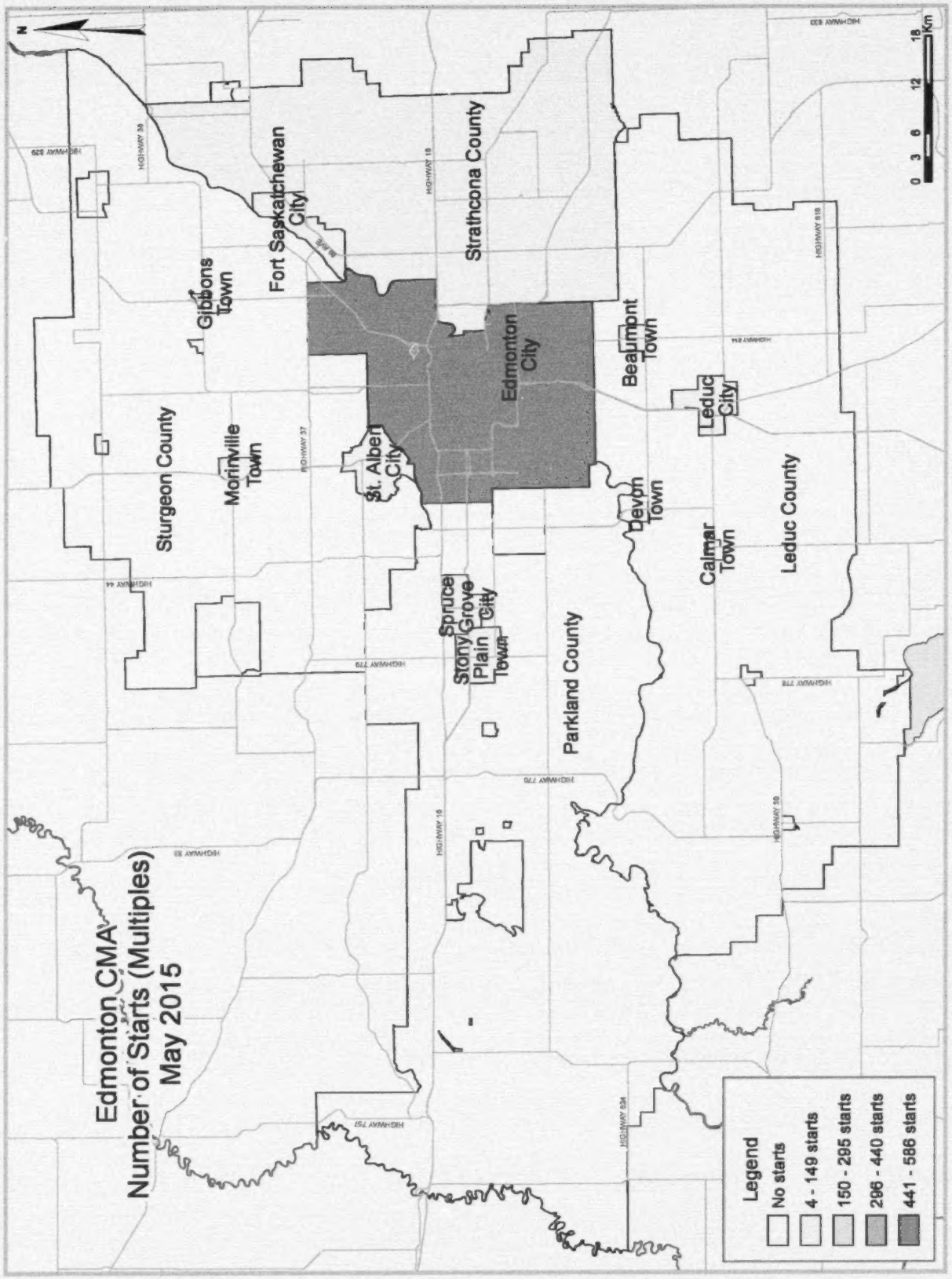


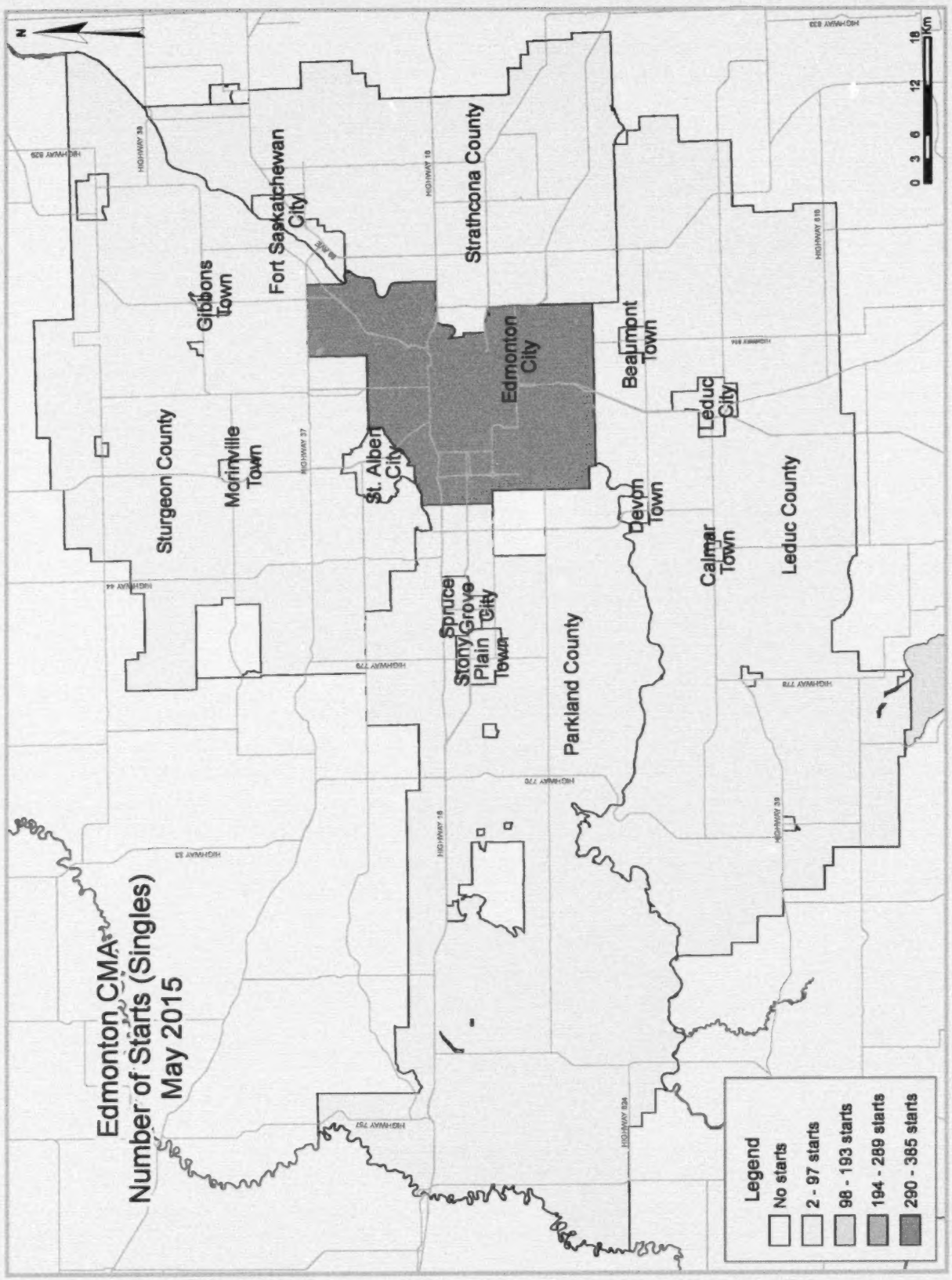
Source: CMHC

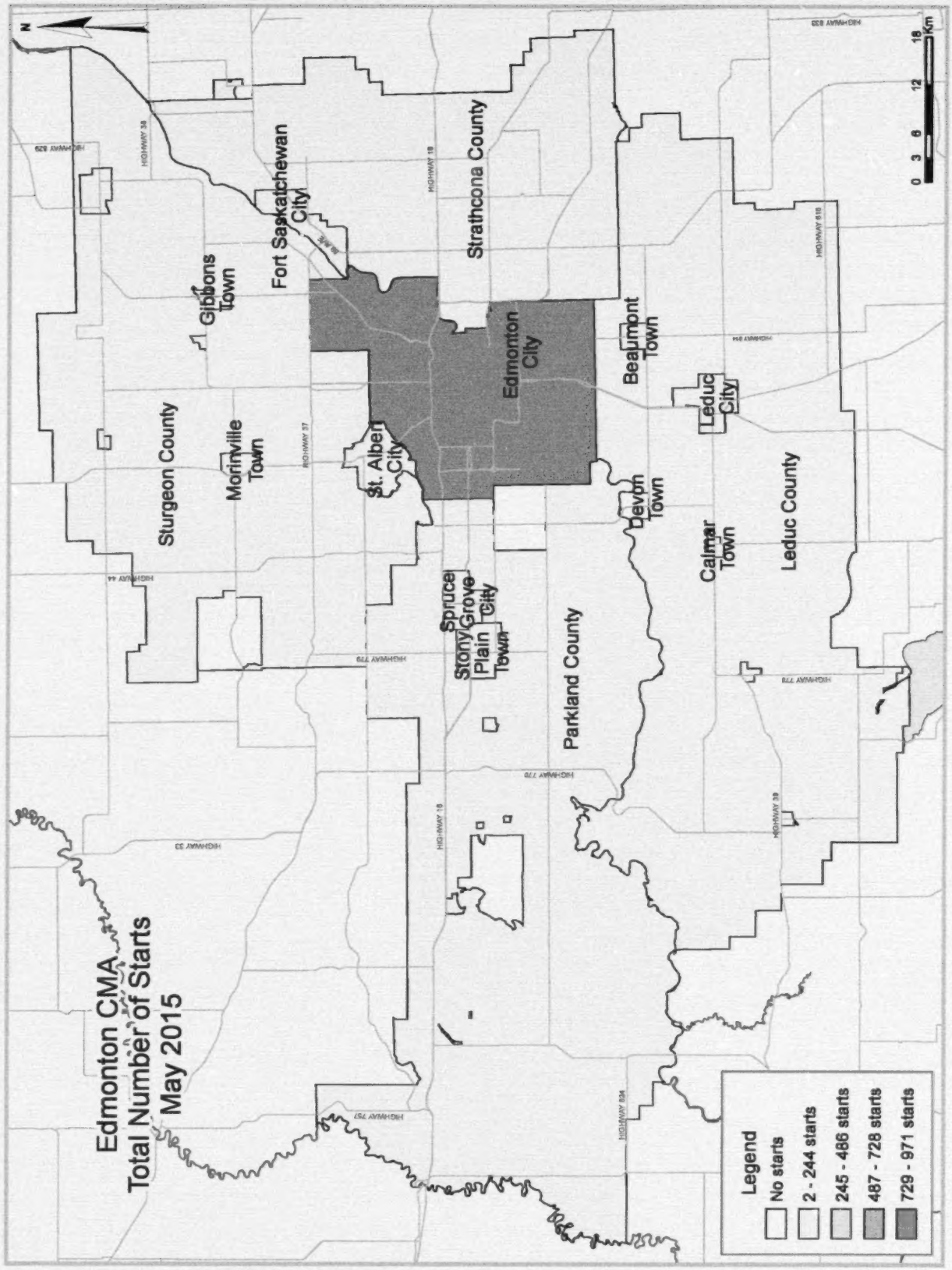
in the same period one year prior. After five months of 2015, the average absorbed price for a single-detached home was $618,184, up 10.7 per cent the same period of 2014.

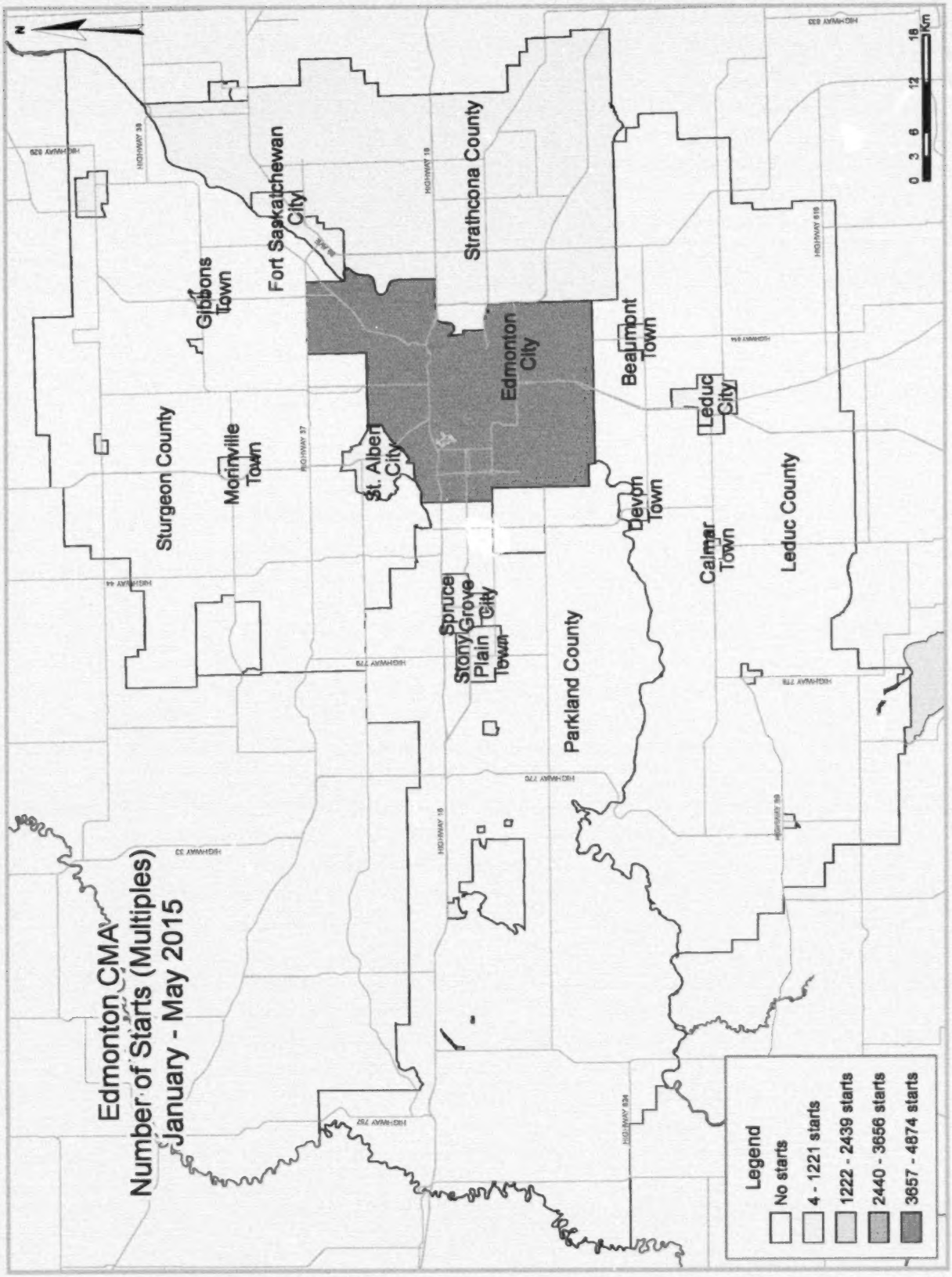
Following four consecutive months of year-over-year growth, multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, declined five per cent year-over-year in May. Slower employment growth, coupled with an elevated number of units under construction, has begun to put some downward pressure on the multi-family market. There were 674 multi-family starts in May, down from 712 starts one year prior. The decline was attributable to lower apartment starts, while both semi-detached and row starts moved higher. Strength in the early months of 2015 continued to prop up year-to-date multi-family starts, which totalled 5,537 through the first five months of 2015, up from 2,429 in the same period of 2014.

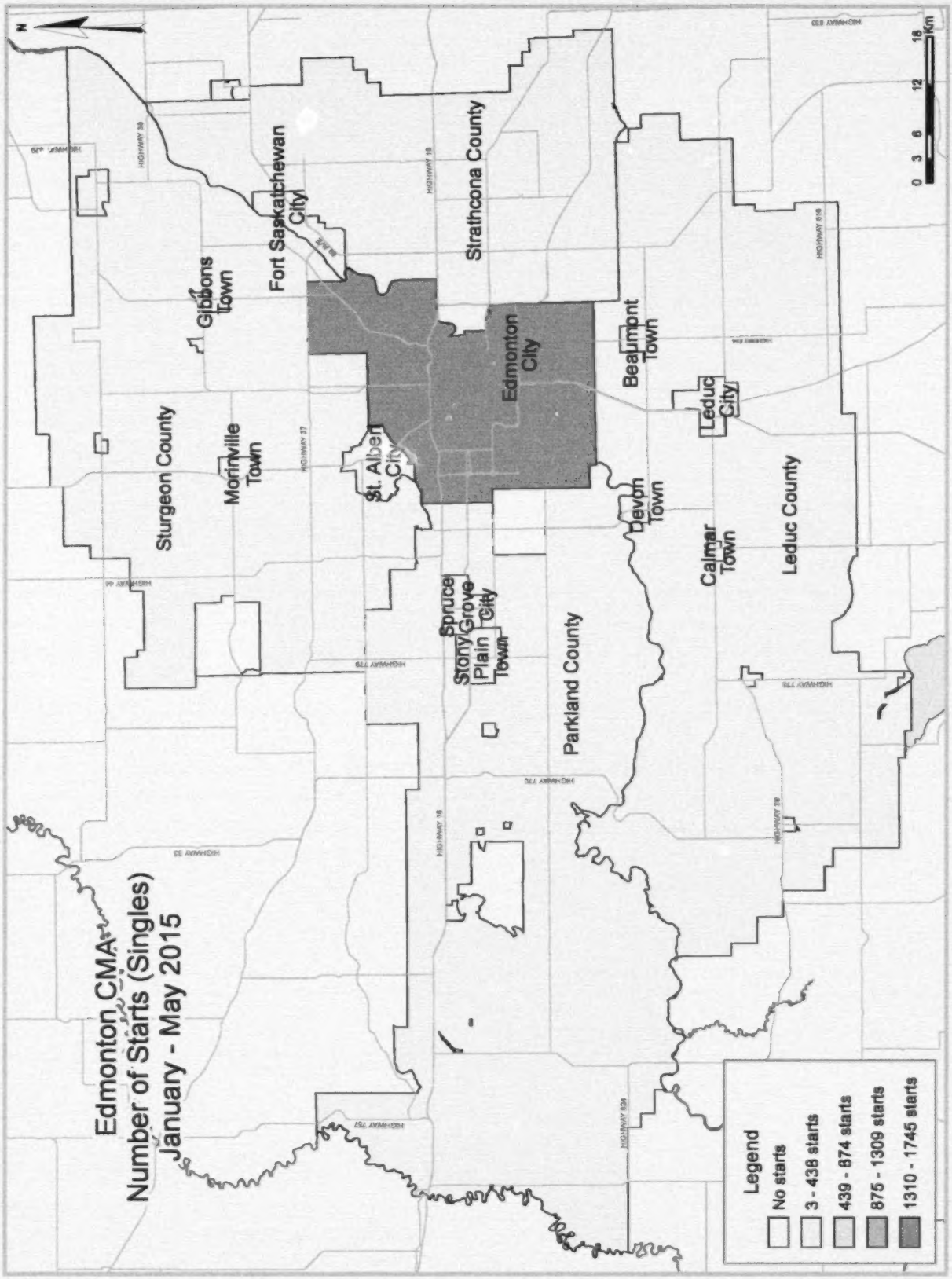
Completions of multi-family units reached 695 units in May, up from 268 in the same month of 2014. This increase led to an uptick in the number of multi-family units in ownership inventory. There were 529 units in inventory in May, up from 464 in April. Despite the rise, inventory was still lower than one year prior when 639 units were in inventory. The number of multi-family units under construction in the Edmonton CMA remained elevated in May at 12,283, 25 per cent higher than in the same month one year prior. As starts activity slows, this number should trend lower in the coming months.

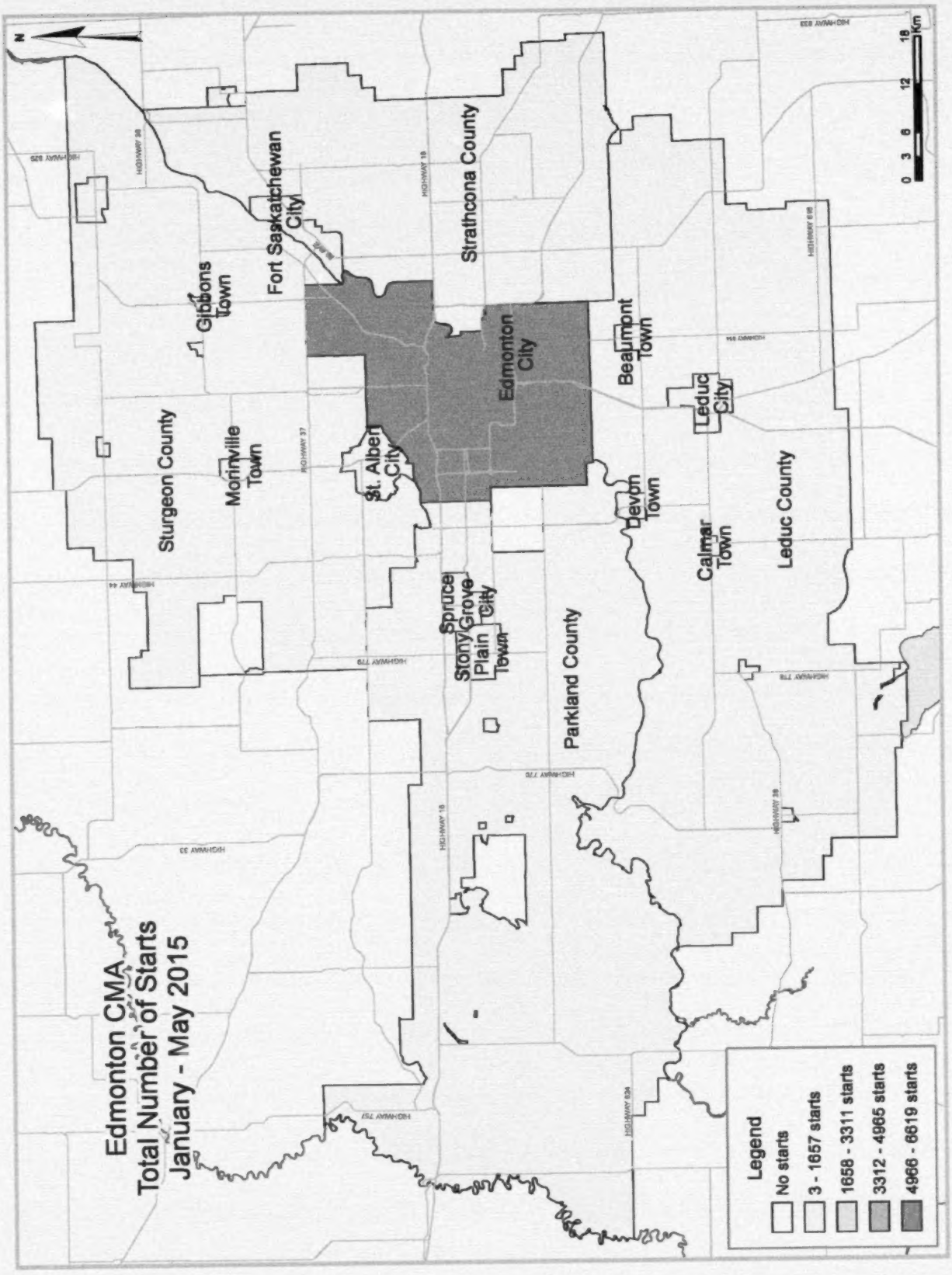

Edmonton CMA
Number of Starts (Multiples)
May 2015
Legend
No starts
4 - 149 starts
150 - 295 starts
296 - 440 starts
441 - 586 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 15
HIGHWAY 60
HIGHWAY 28
HIGHWAY 44
HIGHWAY 779
HIGHWAY 776
HIGHWAY 39
HIGHWAY 616
HIGHWAY 814
HIGHWAY 633
HIGHWAY 825
HIGHWAY 33
HIGHWAY 824
HIGHWAY 751
0 3 6 12 18 Km
N


Edmonton CMA
Number of Starts (Singles)
May 2015
Legend
No starts
2 - 97 starts
98 - 193 starts
194 - 289 starts
290 - 385 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 15
HIGHWAY 39
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
May 2015
Legend
No starts
2 - 244 starts
245 - 486 starts
487 - 728 starts
729 - 971 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain City
Parkland County
HIGHWAY 16
HIGHWAY 18
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 19
HIGHWAY 33
HIGHWAY 757
HIGHWAY 824
HIGHWAY 814
HIGHWAY 628
HIGHWAY 629
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - May 2015
Legend
No starts
4 - 1221 starts
1222 - 2439 starts
2440 - 3656 starts
3657 - 4874 starts
Km
0 3 6 12 18
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 770
HIGHWAY 60
HIGHWAY 633
HIGHWAY 628
HIGHWAY 39
HIGHWAY 18
HIGHWAY 815
HIGHWAY 814
HIGHWAY 779
HIGHWAY 33
HIGHWAY 60
HIGHWAY 624
HIGHWAY 752


Edmonton CMA
Number of Starts (Singles)
January - May 2015
Legend
No starts
3 - 438 starts
439 - 874 starts
875 - 1309 starts
1310 - 1745 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 28
HIGHWAY 44
HIGHWAY 779
HIGHWAY 60
HIGHWAY 39
HIGHWAY 18
HIGHWAY 19
HIGHWAY 623
HIGHWAY 771
HIGHWAY 795
HIGHWAY 814
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - May 2015
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
3 - 1657 starts
1658 - 3311 starts
3312 - 4965 starts
4966 - 6619 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2015		
Edmonton CMA[1]	April 2015	May 2015
Trend[2]	19,617	19,082
SAAR	15,224	14,441
	May 2014	May 2015
Actual		
May - Single-Detached	504	539
May - Multiples	712	674
May - Total	1,216	1,213
January to May - Single-Detached	2,357	2,467
January to May - Multiples	2,429	5,537
January to May - Total	4,786	8,004

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2015	539	238	58	0	124	125	0	129	1,213
May 2014	504	242	36	0	95	180	0	159	1,216
% Change	6.9	-1.7	61.1	n/a	30.5	-30.6	n/a	-18.9	-0.2
Year-to-date 2015	2,459	972	331	8	643	2,251	11	1,329	8,004
Year-to-date 2014	2,355	980	112	2	339	492	0	506	4,786
% Change	4.4	-0.8	195.5	**	89.7	**	n/a	162.6	67.2
UNDER CONSTRUCTION									
May 2015	4,358	1,718	529	9	1,089	5,631	98	3,218	16,650
May 2014	4,002	1,470	289	8	1,092	4,041	8	2,928	13,838
% Change	8.9	16.9	83.0	12.5	-0.3	39.3	**	9.9	20.3
COMPLETIONS									
May 2015	595	202	4	3	31	221	0	238	1,294
May 2014	453	156	44	0	56	12	0	0	721
% Change	31.3	29.5	-90.9	n/a	-44.6	**	n/a	n/a	79.5
Year-to-date 2015	2,783	910	155	8	458	540	44	1,117	6,015
Year-to-date 2014	2,309	844	165	0	212	516	8	681	4,735
% Change	20.5	7.8	-6.1	n/a	116.0	4.7	**	64.0	27.0
COMPLETED & NOT ABSORBED									
May 2015	607	234	22	1	72	201	n/a	n/a	1,137
May 2014	604	222	35	1	91	291	n/a	n/a	1,244
% Change	0.5	5.4	-37.1	0.0	-20.9	-30.9	n/a	n/a	-8.6
ABSORBED									
May 2015	589	183	4	2	39	167	n/a	n/a	984
May 2014	482	140	46	0	55	12	n/a	n/a	735
% Change	22.2	30.7	-91.3	n/a	-29.1	**	n/a	n/a	33.9
Year-to-date 2015	2,697	904	82	8	450	495	n/a	n/a	4,636
Year-to-date 2014	2,323	829	165	0	279	531	n/a	n/a	4,127
% Change	16.1	9.0	-50.3	n/a	61.3	-6.8	n/a	n/a	12.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
May 2015	385	176	58	0	110	113	0	129	971
May 2014	361	184	22	0	76	180	0	55	878
Beaumont Town									
May 2015	10	10	0	0	0	0	0	0	20
May 2014	14	0	0	0	0	0	0	0	14
Devon Town									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
May 2015	12	12	0	0	4	0	0	0	28
May 2014	23	10	0	0	6	0	0	0	39
Leduc City									
May 2015	15	4	0	0	0	0	0	0	19
May 2014	11	16	4	0	0	0	0	0	31
Leduc County									
May 2015	13	0	0	0	0	0	0	0	13
May 2014	11	0	0	0	0	0	0	0	11
Morinville Town									
May 2015	10	10	0	0	4	0	0	0	24
May 2014	4	0	0	0	0	0	0	0	4
Parkland County									
May 2015	15	0	0	0	0	0	0	0	15
May 2014	18	0	0	0	0	0	0	0	18
Spruce Grove City									
May 2015	17	14	0	0	0	0	0	0	31
May 2014	17	12	4	0	0	0	0	104	137
St. Albert City									
May 2015	11	10	0	0	0	0	0	0	21
May 2014	13	0	0	0	2	0	0	0	15
Stony Plain Town									
May 2015	9	0	0	0	0	12	0	0	21
May 2014	4	4	6	0	3	0	0	0	17
Strathcona County									
May 2015	27	2	0	0	6	0	0	0	35
May 2014	17	16	0	0	8	0	0	0	41
Sturgeon County									
May 2015	11	0	0	0	0	0	0	0	11
May 2014	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
May 2015	4	0	0	0	0	0	0	0	4
May 2014	5	0	0	0	0	0	0	0	5
First Nations									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
May 2015	539	238	58	0	124	125	0	129	1,213
May 2014	504	242	36	0	95	180	0	159	1,216

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
May 2015	2,918	1,240	476	7	895	5,026	3	2,585	13,150
May 2014	2,721	1,078	226	8	850	3,751	0	2,071	10,705
Beaumont Town									
May 2015	91	28	10	0	0	0	0	0	129
May 2014	107	30	15	0	0	0	0	0	152
Devon Town									
May 2015	6	0	0	0	0	0	0	0	6
May 2014	3	2	0	0	0	0	0	0	5
Fort Saskatchewan City									
May 2015	135	110	4	0	13	0	54	48	364
May 2014	174	60	0	0	12	0	0	142	388
Leduc City									
May 2015	181	82	28	0	21	160	37	104	613
May 2014	192	104	27	0	36	160	4	0	523
Leduc County									
May 2015	122	0	0	0	0	0	0	0	122
May 2014	115	0	0	0	0	0	0	0	115
Morinville Town									
May 2015	62	10	3	0	8	0	0	36	119
May 2014	27	0	8	0	0	0	0	37	72
Parkland County									
May 2015	122	4	0	0	0	0	0	0	126
May 2014	101	4	0	0	0	0	0	0	105
Spruce Grove City									
May 2015	200	142	4	0	46	68	0	104	564
May 2014	129	98	7	0	39	0	0	247	520
St. Albert City									
May 2015	118	32	0	0	42	137	0	188	517
May 2014	116	6	0	0	82	72	0	361	637
Stony Plain Town									
May 2015	73	24	0	0	20	12	0	0	129
May 2014	54	28	6	0	14	0	0	34	136
Strathcona County									
May 2015	184	44	0	2	44	228	0	149	651
May 2014	176	60	0	0	59	58	0	0	353
Sturgeon County									
May 2015	97	0	0	0	0	0	0	0	97
May 2014	51	0	0	0	0	0	0	0	51
Remainder of the CMA									
May 2015	49	2	4	0	0	0	4	4	63
May 2014	36	0	0	0	0	0	4	36	76
First Nations									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
May 2015	4,358	1,718	529	9	1,089	5,631	98	3,218	16,650
May 2014	4,002	1,470	289	8	1,092	4,041	8	2,928	13,838

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
May 2015	436	150	4	2	23	221	0	190	1,026
May 2014	258	108	0	0	44	12	0	0	422
Beaumont Town									
May 2015	20	2	0	0	0	0	0	0	22
May 2014	10	2	12	0	0	0	0	0	24
Devon Town									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
May 2015	16	16	0	1	0	0	0	0	33
May 2014	14	12	0	0	0	0	0	0	26
Leduc City									
May 2015	16	8	0	0	0	0	0	0	24
May 2014	19	2	28	0	3	0	0	0	52
Leduc County									
May 2015	31	0	0	0	0	0	0	0	31
May 2014	12	0	0	0	0	0	0	0	12
Morinville Town									
May 2015	3	0	0	0	0	0	0	0	3
May 2014	4	0	0	0	0	0	0	0	4
Parkland County									
May 2015	7	0	0	0	0	0	0	0	7
May 2014	35	0	0	0	0	0	0	0	35
Spruce Grove City									
May 2015	15	16	0	0	0	0	0	0	31
May 2014	35	18	4	0	0	0	0	0	57
St. Albert City									
May 2015	9	2	0	0	0	0	0	0	11
May 2014	16	0	0	0	4	0	0	0	20
Stony Plain Town									
May 2015	2	0	0	0	0	0	0	0	2
May 2014	8	4	0	0	0	0	0	0	12
Strathcona County									
May 2015	28	8	0	0	8	0	0	48	92
May 2014	24	10	0	0	5	0	0	0	39
Sturgeon County									
May 2015	8	0	0	0	0	0	0	0	8
May 2014	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
May 2015	4	0	0	0	0	0	0	0	4
May 2014	9	0	0	0	0	0	0	0	9
First Nations									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
May 2015	595	202	4	3	31	221	0	238	1,294
May 2014	453	156	44	0	56	12	0	0	721

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
May 2015	308	117	8	0	35	169	n/a	n/a	637
May 2014	324	127	14	1	53	182	n/a	n/a	701
Beaumont Town									
May 2015	30	0	0	0	0	0	n/a	n/a	30
May 2014	23	4	3	0	0	0	n/a	n/a	30
Devon Town									
May 2015	1	0	0	0	0	0	n/a	n/a	1
May 2014	1	0	0	0	3	0	n/a	n/a	4
Fort Saskatchewan City									
May 2015	54	15	0	1	2	0	n/a	n/a	72
May 2014	36	15	0	0	1	0	n/a	n/a	52
Leduc City									
May 2015	55	14	0	0	1	0	n/a	n/a	70
May 2014	41	10	12	0	3	0	n/a	n/a	66
Leduc County									
May 2015	4	0	0	0	0	0	n/a	n/a	4
May 2014	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
May 2015	5	0	0	0	0	0	n/a	n/a	5
May 2014	10	0	3	0	5	0	n/a	n/a	18
Parkland County									
May 2015	6	2	0	0	0	0	n/a	n/a	8
May 2014	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
May 2015	45	42	8	0	11	32	n/a	n/a	138
May 2014	56	40	3	0	11	65	n/a	n/a	175
St. Albert City									
May 2015	36	7	0	0	1	0	n/a	n/a	44
May 2014	33	2	0	0	2	4	n/a	n/a	41
Stony Plain Town									
May 2015	25	26	6	0	5	0	n/a	n/a	62
May 2014	19	13	0	0	9	40	n/a	n/a	81
Strathcona County									
May 2015	36	11	0	0	17	0	n/a	n/a	64
May 2014	39	11	0	0	4	0	n/a	n/a	54
Sturgeon County									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
May 2015	2	0	0	0	0	0	n/a	n/a	2
May 2014	7	0	0	0	0	0	n/a	n/a	7
First Nations									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
May 2015	607	234	22	1	72	201	n/a	n/a	1,137
May 2014	604	222	35	1	91	291	n/a	n/a	1,244

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
May 2015	413	135	4	2	29	165	n/a	n/a	748
May 2014	289	109	7	0	37	7	n/a	n/a	449
Beaumont Town									
May 2015	14	2	0	0	0	0	n/a	n/a	16
May 2014	14	3	13	0	0	0	n/a	n/a	30
Devon Town									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
May 2015	18	13	0	0	0	0	n/a	n/a	31
May 2014	20	3	0	0	0	0	n/a	n/a	23
Leduc City									
May 2015	20	7	0	0	0	0	n/a	n/a	27
May 2014	20	2	22	0	0	0	n/a	n/a	44
Leduc County									
May 2015	35	0	0	0	0	0	n/a	n/a	35
May 2014	12	0	0	0	0	0	n/a	n/a	12
Morinville Town									
May 2015	1	0	0	0	0	0	n/a	n/a	1
May 2014	3	0	1	0	5	0	n/a	n/a	9
Parkland County									
May 2015	10	0	0	0	0	0	n/a	n/a	10
May 2014	34	0	0	0	0	0	n/a	n/a	34
Spruce Grove City									
May 2015	21	17	0	0	0	2	n/a	n/a	40
May 2014	26	10	3	0	4	0	n/a	n/a	43
St. Albert City									
May 2015	15	0	0	0	0	0	n/a	n/a	15
May 2014	13	0	0	0	2	3	n/a	n/a	18
Stony Plain Town									
May 2015	2	5	0	0	1	0	n/a	n/a	8
May 2014	7	10	0	0	1	2	n/a	n/a	20
Strathcona County									
May 2015	27	4	0	0	9	0	n/a	n/a	40
May 2014	25	3	0	0	6	0	n/a	n/a	34
Sturgeon County									
May 2015	8	0	0	0	0	0	n/a	n/a	8
May 2014	9	0	0	0	0	0	n/a	n/a	9
Remainder of the CMA									
May 2015	5	0	0	0	0	0	n/a	n/a	5
May 2014	9	0	0	0	0	0	n/a	n/a	9
First Nations									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
May 2015	589	183	4	2	39	167	n/a	n/a	984
May 2014	482	140	46	0	55	12	n/a	n/a	735

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Edmonton City	385	361	196	188	148	94	242	235	971	878	10.6
Beaumont Town	10	14	10	0	0	0	0	0	20	14	42.9
Calmar Town	2	4	0	0	0	0	0	0	2	4	-50.0
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	12	23	16	16	0	0	0	0	28	39	-28.2
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	15	11	4	16	0	4	0	0	19	31	-38.7
Leduc County	13	11	0	0	0	0	0	0	13	11	18.2
Morinville Town	10	4	10	0	4	0	0	0	24	4	**
Parkland County	15	18	0	0	0	0	0	0	15	18	-16.7
Spruce Grove City	17	17	14	12	0	4	0	104	31	137	-77.4
St. Albert City	11	13	10	2	0	0	0	0	21	15	40.0
Stony Plain Town	9	4	0	4	0	9	12	0	21	17	23.5
Strathcona County	27	17	8	18	0	6	0	0	35	41	-14.6
Sturgeon County	11	4	0	0	0	0	0	0	11	4	175.0
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	539	504	268	256	152	117	254	339	1,213	1,216	-0.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	1,745	1,695	766	736	821	266	3,287	748	6,619	3,445	92.1
Beaumont Town	47	47	12	14	6	3	0	0	65	64	1.6
Calmar Town	5	7	0	0	4	0	0	0	9	7	28.6
Devon Town	3	2	0	2	0	0	0	0	3	4	-25.0
Fort Saskatchewan City	79	117	86	52	12	0	48	0	225	169	33.1
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	77	101	30	82	8	32	14	0	129	215	-40.0
Leduc County	51	38	0	0	0	0	0	0	51	38	34.2
Morinville Town	25	11	10	0	4	0	0	0	39	11	**
Parkland County	51	41	0	4	0	0	0	0	51	45	13.3
Spruce Grove City	127	100	78	58	14	23	0	104	219	285	-23.2
St. Albert City	67	63	20	28	0	22	16	110	103	223	-53.8
Stony Plain Town	38	35	14	26	4	12	12	0	68	73	-6.8
Strathcona County	101	82	68	56	0	15	199	0	368	153	140.5
Sturgeon County	41	12	0	0	0	0	0	0	41	12	**
Remainder of the CMA	10	4	0	0	0	0	4	36	14	40	-65.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,467	2,357	1,084	1,058	873	373	3,580	998	8,004	4,786	67.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Edmonton City	148	94	0	0	113	180	129	55
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	104
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	9	0	0	12	0	0	0
Strathcona County	0	6	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	152	117	0	0	125	180	129	159

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	821	266	0	0	2,053	492	1,234	256
Beaumont Town	6	3	0	0	0	0	0	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	5	0	7	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	32	0	0	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	14	23	0	0	0	0	0	104
St. Albert City	0	22	0	0	16	0	0	110
Stony Plain Town	4	12	0	0	12	0	0	0
Strathcona County	0	15	0	0	170	0	29	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	4	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	862	373	11	0	2,251	492	1,329	506

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Edmonton City	619	567	223	256	129	55	971	878
Beaumont Town	20	14	0	0	0	0	20	14
Calmar Town	2	4	0	0	0	0	2	4
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	24	33	4	6	0	0	28	39
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	19	31	0	0	0	0	19	31
Leduc County	13	11	0	0	0	0	13	11
Morinville Town	20	4	4	0	0	0	24	4
Parkland County	15	18	0	0	0	0	15	18
Spruce Grove City	31	33	0	0	0	104	31	137
St. Albert City	21	13	0	2	0	0	21	15
Stony Plain Town	9	14	12	3	0	0	21	17
Strathcona County	29	33	6	8	0	0	35	41
Sturgeon County	11	4	0	0	0	0	11	4
Remainder of the CMA	2	1	0	0	0	0	2	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	835	782	249	275	129	159	1,213	1,216

Table 2.5: Starts by Submarket and by Intended Market
January - May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	2,733	2,471	2,652	718	1,234	256	6,619	3,445
Beaumont Town	65	64	0	0	0	0	65	64
Calmar Town	5	7	0	0	4	0	9	7
Devon Town	3	4	0	0	0	0	3	4
Fort Saskatchewan City	161	159	9	10	55	0	225	169
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	115	193	0	22	14	0	129	215
Leduc County	51	38	0	0	0	0	51	38
Morinville Town	35	11	4	0	0	0	39	11
Parkland County	51	45	0	0	0	0	51	45
Spruce Grove City	209	169	10	12	0	104	219	285
St. Albert City	87	69	16	44	0	110	103	223
Stony Plain Town	52	67	16	6	0	0	68	73
Strathcona County	144	132	195	21	29	0	368	153
Sturgeon County	41	12	0	0	0	0	41	12
Remainder of the CMA	10	4	0	0	4	36	14	40
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	3,762	3,447	2,902	833	1,340	506	8,004	4,786

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Edmonton City	438	258	152	114	25	38	411	12	1,026	422	143.1
Beaumont Town	20	10	2	2	0	12	0	0	22	24	-8.3
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	17	14	16	12	0	0	0	0	33	26	26.9
Gibbons Town	2	2	0	0	0	0	0	0	2	2	0.0
Leduc City	16	19	8	2	0	31	0	0	24	52	-53.8
Leduc County	31	12	0	0	0	0	0	0	31	12	158.3
Morinville Town	3	4	0	0	0	0	0	0	3	4	-25.0
Parkland County	7	35	0	0	0	0	0	0	7	35	-80.0
Spruce Grove City	15	35	16	18	0	4	0	0	31	57	-45.6
St. Albert City	9	16	2	4	0	0	0	0	11	20	-45.0
Stony Plain Town	2	8	0	4	0	0	0	0	2	12	-83.3
Strathcona County	28	24	16	12	0	3	48	0	92	39	135.9
Sturgeon County	8	9	0	0	0	0	0	0	8	9	-11.1
Remainder of the CMA	2	6	0	0	0	0	0	0	2	6	-66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	598	453	212	168	25	88	459	12	1,294	721	79.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	1,946	1,507	700	664	470	149	1,354	746	4,470	3,066	45.8
Beaumont Town	72	59	8	22	0	27	0	104	80	212	-62.3
Calmar Town	12	5	0	0	0	0	0	0	12	5	140.0
Devon Town	3	1	0	0	0	0	0	0	3	1	200.0
Fort Saskatchewan City	92	77	42	30	0	0	0	0	134	107	25.2
Gibbons Town	3	13	0	0	0	0	0	0	3	13	-76.9
Leduc City	128	123	48	34	52	56	0	0	228	213	7.0
Leduc County	55	35	0	0	0	0	0	0	55	35	57.1
Morinville Town	24	13	2	0	0	8	0	0	26	21	23.8
Parkland County	53	84	2	0	0	0	0	0	55	84	-34.5
Spruce Grove City	142	139	94	74	34	60	143	92	413	365	13.2
St. Albert City	84	50	20	10	0	0	72	255	176	315	-44.1
Stony Plain Town	29	30	30	14	3	11	0	0	62	55	12.7
Strathcona County	101	109	40	46	20	24	88	0	249	179	39.1
Sturgeon County	42	50	0	0	0	0	0	0	42	50	-16.0
Remainder of the CMA	7	14	0	0	0	0	0	0	7	14	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,793	2,309	986	894	579	335	1,657	1,197	6,015	4,735	27.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Edmonton City	25	38	0	0	221	12	190	0
Beaumont Town	0	12	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	31	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	3	0	0	0	0	48	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	25	88	0	0	221	12	238	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	463	143	7	6	540	424	814	322
Beaumont Town	0	27	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	17	56	35	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	8	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	34	60	0	0	0	92	143	0
St. Albert City	0	0	0	0	0	0	72	255
Stony Plain Town	3	11	0	0	0	0	0	0
Strathcona County	20	24	0	0	0	0	88	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	537	329	42	6	540	516	1,117	681

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Edmonton City	590	366	246	56	190	0	1,026	422
Beaumont Town	22	24	0	0	0	0	22	24
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	32	26	1	0	0	0	33	26
Gibbons Town	2	2	0	0	0	0	2	2
Leduc City	24	49	0	3	0	0	24	52
Leduc County	31	12	0	0	0	0	31	12
Morinville Town	3	4	0	0	0	0	3	4
Parkland County	7	35	0	0	0	0	7	35
Spruce Grove City	31	57	0	0	0	0	31	57
St. Albert City	11	16	0	4	0	0	11	20
Stony Plain Town	2	12	0	0	0	0	2	12
Strathcona County	36	34	8	5	48	0	92	39
Sturgeon County	8	9	0	0	0	0	8	9
Remainder of the CMA	2	6	0	0	0	0	2	6
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	801	653	255	68	238	0	1,294	721

Table 3.5: Completions by Submarket and by Intended Market
January - May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	2,721	2,176	926	560	823	330	4,470	3,066
Beaumont Town	80	108	0	0	0	104	80	212
Calmar Town	12	5	0	0	0	0	12	5
Devon Town	3	1	0	0	0	0	3	1
Fort Saskatchewan City	127	107	7	0	0	0	134	107
Gibbons Town	3	13	0	0	0	0	3	13
Leduc City	188	198	5	15	35	0	228	213
Leduc County	55	35	0	0	0	0	55	35
Morinville Town	26	17	0	4	0	0	26	21
Parkland County	55	84	0	0	0	0	55	84
Spruce Grove City	255	273	15	92	143	0	413	365
St. Albert City	90	54	14	6	72	255	176	315
Stony Plain Town	59	44	3	11	0	0	62	55
Strathcona County	125	139	36	40	88	0	249	179
Sturgeon County	42	50	0	0	0	0	42	50
Remainder of the CMA	7	14	0	0	0	0	7	14
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	3,848	3,318	1,006	728	1,161	689	6,015	4,735

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
May 2015	40	9.7	77	18.7	120	29.1	65	15.8	110	26.7	412	561,695	673,517
May 2014	69	24.1	91	31.8	79	27.6	20	7.0	27	9.4	286	485,800	529,071
Year-to-date 2015	188	10.0	448	23.8	574	30.5	277	14.7	397	21.1	1,884	548,231	638,870
Year-to-date 2014	329	21.9	474	31.6	382	25.4	122	8.1	194	12.9	1,501	492,500	561,702
Beaumont Town													
May 2015	4	28.6	4	28.6	2	14.3	4	28.6	0	0.0	14	484,005	507,744
May 2014	2	14.3	9	64.3	2	14.3	0	0.0	1	7.1	14	473,700	483,786
Year-to-date 2015	11	18.6	21	35.6	14	23.7	12	20.3	1	1.7	59	496,000	504,656
Year-to-date 2014	7	9.7	27	37.5	30	41.7	5	6.9	3	4.2	72	508,500	516,089
Calmar Town													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	9	75.0	1	8.3	2	16.7	0	0.0	0	0.0	12	359,900	389,384
Year-to-date 2014	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	–	–
Devon Town													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
May 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	–	–
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	–	–
Year-to-date 2014	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	–	–
Fort Saskatchewan City													
May 2015	3	16.7	7	38.9	4	22.2	2	11.1	2	11.1	18	480,000	518,667
May 2014	3	15.0	8	40.0	5	25.0	2	10.0	2	10.0	20	467,900	531,875
Year-to-date 2015	16	18.8	36	42.4	19	22.4	9	10.6	5	5.9	85	480,000	502,424
Year-to-date 2014	13	17.6	33	44.6	16	21.6	7	9.5	5	6.8	74	459,950	513,930
Gibbons Town													
May 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	–	–
May 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	–	–
Year-to-date 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	–	–
Year-to-date 2014	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	360,000	363,923
Leduc City													
May 2015	5	25.0	3	15.0	9	45.0	2	10.0	1	5.0	20	514,076	495,833
May 2014	9	45.0	5	25.0	4	20.0	1	5.0	1	5.0	20	409,400	448,192
Year-to-date 2015	38	32.8	45	38.8	26	22.4	5	4.3	2	1.7	116	431,029	452,601
Year-to-date 2014	56	48.7	32	27.8	20	17.4	6	5.2	1	0.9	115	406,000	426,036
Leduc County													
May 2015	7	20.0	6	17.1	9	25.7	3	8.6	10	28.6	35	561,326	561,455
May 2014	1	8.3	1	8.3	4	33.3	3	25.0	3	25.0	12	581,200	596,892
Year-to-date 2015	11	19.3	13	22.8	10	17.5	6	10.5	17	29.8	57	516,818	581,836
Year-to-date 2014	4	11.1	9	25.0	6	16.7	10	27.8	7	19.4	36	541,150	572,744
Morinville Town													
May 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	–	–
May 2014	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	–	–
Year-to-date 2015	13	65.0	5	25.0	1	5.0	1	5.0	0	0.0	20	382,500	397,690
Year-to-date 2014	7	38.9	11	61.1	0	0.0	0	0.0	0	0.0	18	411,500	410,178

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
May 2015	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	–	–
May 2014	2	12.5	2	12.5	0	0.0	1	6.3	11	68.8	16	782,500	857,498
Year-to-date 2015	1	4.5	2	9.1	0	0.0	4	18.2	15	68.2	22	780,000	896,146
Year-to-date 2014	5	13.2	3	7.9	3	7.9	4	10.5	23	60.5	38	775,000	783,975
Spruce Grove City													
May 2015	3	14.3	5	23.8	7	33.3	5	23.8	1	4.8	21	551,317	531,652
May 2014	7	29.2	11	45.8	2	8.3	3	12.5	1	4.2	24	449,697	463,024
Year-to-date 2015	33	22.9	47	32.6	41	28.5	17	11.8	6	4.2	144	489,777	494,994
Year-to-date 2014	37	33.0	38	33.9	21	18.8	11	9.8	5	4.5	112	448,212	465,700
St. Albert City													
May 2015	0	0.0	0	0.0	6	40.0	5	33.3	4	26.7	15	649,900	687,642
May 2014	2	15.4	2	15.4	6	46.2	2	15.4	1	7.7	13	511,400	562,092
Year-to-date 2015	0	0.0	8	10.5	15	19.7	13	17.1	40	52.6	76	700,500	714,511
Year-to-date 2014	2	3.4	9	15.3	22	37.3	19	32.2	7	11.9	59	580,100	595,792
Stony Plain Town													
May 2015	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	–	–
May 2014	3	42.9	1	14.3	2	28.6	0	0.0	1	14.3	7	–	–
Year-to-date 2015	6	30.0	8	40.0	4	20.0	0	0.0	2	10.0	20	439,292	462,472
Year-to-date 2014	6	22.2	8	29.6	9	33.3	0	0.0	4	14.8	27	499,900	571,006
Strathcona County													
May 2015	0	0.0	4	16.0	8	32.0	1	4.0	12	48.0	25	620,000	917,520
May 2014	0	0.0	5	20.8	9	37.5	5	20.8	5	20.8	24	580,000	705,875
Year-to-date 2015	2	2.2	18	20.2	33	37.1	7	7.9	29	32.6	89	567,000	778,225
Year-to-date 2014	4	3.9	26	25.5	40	39.2	17	16.7	15	14.7	102	537,500	737,578
Sturgeon County													
May 2015	1	12.5	1	12.5	3	37.5	2	25.0	1	12.5	8	–	–
May 2014	0	0.0	1	12.5	2	25.0	1	12.5	4	50.0	8	–	–
Year-to-date 2015	3	8.1	9	24.3	10	27.0	4	10.8	11	29.7	37	590,000	639,622
Year-to-date 2014	5	10.4	6	12.5	10	20.8	12	25.0	15	31.3	48	630,000	663,917
Remainder of the CMA													
May 2015	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	–	–
May 2014	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	–	–
Year-to-date 2015	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	–	–
Year-to-date 2014	5	50.0	1	10.0	1	10.0	2	20.0	1	10.0	10	400,300	479,060
First Nations													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Edmonton CMA													
May 2015	65	11.2	111	19.1	168	29.0	89	15.3	147	25.3	580	558,900	657,640
May 2014	101	22.2	140	30.8	116	25.5	40	8.8	58	12.7	455	493,000	548,938
Year-to-date 2015	336	12.8	664	25.2	750	28.5	356	13.5	526	20.0	2,632	537,600	618,184
Year-to-date 2014	496	22.2	680	30.5	561	25.1	215	9.6	280	12.5	2,232	495,000	558,652

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2015						
Submarket	**May 2015**	**May 2014**	**% Change**	**YTD 2015**	**YTD 2014**	**% Change**
Edmonton City	673,517	529,071	27.3	638,870	561,702	13.7
Beaumont Town	507,744	483,786	5.0	504,656	516,089	-2.2
Calmar Town	–	–	n/a	389,384	–	n/a
Devon Town	–	–	n/a	–	–	n/a
Fort Saskatchewan City	518,667	531,875	-2.5	502,424	513,930	-2.2
Gibbons Town	–	–	n/a	–	363,923	n/a
Leduc City	495,833	448,192	10.6	452,601	426,036	6.2
Leduc County	561,455	596,892	-5.9	581,836	572,744	1.6
Morinville Town	–	–	n/a	397,690	410,178	-3.0
Parkland County	–	857,498	n/a	896,146	783,975	14.3
Spruce Grove City	531,652	463,024	14.8	494,994	465,700	6.3
St. Albert City	687,642	562,092	22.3	714,511	595,792	19.9
Stony Plain Town	–	–	n/a	462,472	571,006	-19.0
Strathcona County	917,520	705,875	30.0	778,225	737,578	5.5
Sturgeon County	–	–	n/a	639,622	663,917	-3.7
Remainder of the CMA	–	–	n/a	–	479,060	n/a
First Nations	–	–	n/a	–	–	n/a
Edmonton CMA	657,640	548,938	19.8	618,184	558,652	10.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
May 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	987	-8.2	1,565	2,282	2,538	61.7	343,545	6.2	353,907
	February	1,254	-3.6	1,579	2,178	2,362	66.9	357,061	6.8	359,851
	March	1,748	6.3	1,666	2,950	2,618	63.6	358,464	2.2	354,170
	April	2,098	14.1	1,653	3,436	2,701	61.2	362,586	3.9	354,615
	May	2,235	3.9	1,711	3,869	2,718	63.0	368,345	5.0	356,736
	June	2,188	6.6	1,673	3,384	2,654	63.0	367,489	4.0	358,590
	July	2,081	-2.6	1,663	3,102	2,660	62.5	359,574	4.1	356,914
	August	1,736	-1.0	1,756	2,619	2,614	67.2	362,418	3.9	361,408
	September	1,778	3.9	1,684	2,519	2,480	67.9	367,381	5.0	365,470
	October	1,611	-4.2	1,704	2,334	2,661	64.0	359,579	8.2	367,794
	November	1,280	-0.9	1,784	1,590	2,638	67.6	377,885	11.2	385,964
	December	861	-6.0	1,420	1,052	2,672	53.1	355,666	2.5	364,573
2015	January	763	-22.7	1,298	2,622	2,997	43.3	368,973	7.4	379,006
	February	1,044	-16.7	1,326	2,731	2,943	45.1	359,392	0.7	365,258
	March	1,641	-6.1	1,471	3,578	2,974	49.5	371,118	3.5	365,436
	April	1,820	-13.3	1,495	3,788	2,960	50.5	373,526	3.0	367,011
	May	1,999	-10.6	1,594	3,718	2,752	57.9	377,519	2.5	365,648
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	3,989	-0.8		7,410			354,332	4.8	
	Q1 2015	3,448	-13.6		8,931			367,093	3.6	
	YTD 2014	8,322	3.9		14,715			360,176	4.7	
	YTD 2015	7,267	-12.7		16,437			371,572	3.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2015

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	90.8	129.6	736	5.4	73.6	1,068
	February	595	3.14	5.24	90.9	130.4	740	4.9	73.4	1,076
	March	581	3.14	4.99	90.9	132.5	743	4.7	73.4	1,070
	April	570	3.14	4.79	90.7	131.9	747	4.9	73.7	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.4	73.7	1,068
	June	570	3.14	4.79	91.1	132.1	745	5.6	73.6	1,068
	July	570	3.14	4.79	91.1	132.4	744	5.4	73.1	1,066
	August	570	3.14	4.79	91.3	132.2	741	5.3	72.6	1,063
	September	570	3.14	4.79	91.5	132.3	740	5.4	72.4	1,072
	October	570	3.14	4.79	91.5	132.8	744	5.3	72.6	1,072
	November	570	3.14	4.79	91.6	131.9	745	5.2	72.5	1,065
	December	570	3.14	4.79	91.6	131.1	748	4.8	72.3	1,058
2015	January	570	3.14	4.79	91.4	130.5	749	4.8	72.3	1,056
	February	567	2.89	4.74	91.6	131.6	754	4.8	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	756	5.3	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	754	5.8	73.2	1,076
	May	561	2.89	4.64		133.3	751	6.3	73.1	1,103
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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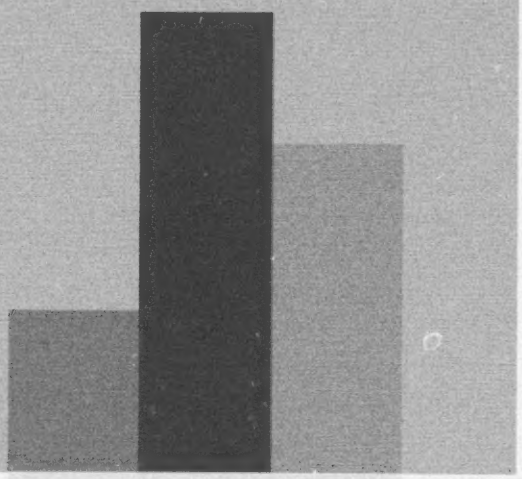

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- Housing Market Outlook, Major Centres
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